[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[David E. Rawlings	[	]]
[James A. Crossman	[NEW OWNERS	]Map 104-11]
[4420 Herbert Place	[	]Parcel 16]
[Nashville, TN 37215	[	]]
[This instrument prepared by: Robert J. Notestine III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[Box 26B]		

WARRANTY DEED BOOK 11358 PG. 263

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Archie P. McKinnis, a married person and James F. McKinnis, an unmarried person(the "Grantors") have bargained and sold, and by these presents do transfer and convey unto David E. Rawlings and James A. Crossman, as tenants in common, (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of THE COLUMNS, according to the Master Deed of record in Book 6182, page 943, re-recorded in Book 6922, page 364, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Archie P. McKinnis and James F. McKinnis, unmarried as joint tenants with rights of survivorship by Warranty Deed from Security Federal Savings and Loan Association of Nashville of record in Book 8374, page 908, said Register's Office for Davidson County, Tennessee.

The above real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This instrument is being executed in behalf of Archie P. McKinnis pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 1999 and subsequent years.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations of title set forth in restrictions recorded in Book 6182, page 943 thru 989 re-recorded in Book 6922, page 364 and in any allied instrument referred to in said restrictions.

This is improved property commonly known as 2121 Fairfax Avenue, Unit 16, Nashville, TN 37212.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[The actual consideration or value, whichever is greater for
[this transfer is $44,000.00.

Affiant

[Subscribed and sworn to before me this 24th day of February,
[1999.

Notary Public

[My Commission Expires 9/23/2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of February, 1999.

Archie P. McKinnis
by:James F. McKinnis,
Attorney in Fact

James F. McKinnis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of February, 1999, before me personally appeared James F. McKinnis to me known to be the person who executed the foregoing instrument and who acknowledged that he executed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11358 PG. 265

On this 24th day of February, 1999, before me personally appeared James F. McKinnis, to me known to be the person who executed the foregoing instrument and behalf of Archie P. McKinnis and who acknowledged that he executed the same as the free act and deed of the said Archie P. McKinnis.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1999.

Notary Public

My Commission Expires: 9/23/2000

177.50

05538345

IDENTIF. A REFERENCE

99FEB 26 PM 2:19

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11358 PG. 266

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0553834

IDENTIF. ↑ REFERENCE

99 FEB 26 PM 2:19

REGISTER
COUNTY, TN.

CAMT	44000.00
CON TX	162.80
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	177.80
CHECK	177.80

02/26/99 01 14:17 0001 0978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430178